

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

302/2 PRINCES STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

501/1A PEEL STREET WINDSOR VIC 3181	\$600,000	22-Apr-24
11/45 WELLINGTON STREET ST KILDA VIC 3182	\$633,000	14-Feb-24
203A/33 INKERMAN STREET ST KILDA VIC 3182	\$600,000	14-Mar-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 July 2024



**501/1A PEEL STREET WINDSOR  
VIC 3181**

2 2 1

Sold Price **\$600,000** Sold Date **22-Apr-24**

Distance **0.48km**



**11/45 WELLINGTON STREET ST  
KILDA VIC 3182**

2 2 1

Sold Price **\$633,000** Sold Date **14-Feb-24**

Distance **0.44km**



**203A/33 INKERMAN STREET ST  
KILDA VIC 3182**

2 2 1

Sold Price **\$600,000** Sold Date **14-Mar-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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